



CITY OF CHELSEA
ZONING BOARD OF APPEALS
City Hall, 500 Broadway, Room 101
Chelsea, Massachusetts 02150

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Ned Keefe, Chairman
Janice Tatarka, Member
Arthur Arsenault, Member
Craig Steele, Associate
Brian Hatleberg, Associate

AGENDA

Notice is hereby given in accordance with Section 23A, 23B and 23C, Chapter 39 of the General Laws of Massachusetts and the Massachusetts Zoning Act, Chapter 40A that a regular meeting of the Chelsea Zoning Board of Appeals will be held:

Tuesday, January 11, 2005 at 6:00 p.m.
City Hall, Room 102, Conference Room

- I. Call of Roll of Members**
- II. Public Meeting / Hearing Petitions**

Special Permit and Variance (Cont'd)

2004 – 39 241 – 265 Broadway / Till, Inc.
For a Special Permit seeking approval to renovate and expand three existing non-conforming structures on a single lot as a mixed use development consisting of a commercial use and twenty-three (23) apartment units with seventeen (17) off-street parking spaces and no loading spaces, and for a Variance from the Dimensional Regulations set forth in the Zoning Ordinance.

2004 – 40 583 Broadway / Chelsea Neighborhood Housing
For a Special Permit seeking approval to renovate and expand an existing two-story non-conforming structure, formerly used as a business office by an educational non-profit, into a three story residential structure containing five (5) apartment units, and for a Variance from the Dimensional Regulations set forth in the Zoning Ordinance.

Special Permit and Variance (New)

2004 – 41 43 Louis Street / Gerald M. Sneirson
For a Special Permit for the establishment of a basement apartment unit thereby reclassifying the existing three story wood frame structure from a three (3) family into a four (4) family.

2004 – 43 80 Pearl Street / Dominique Gutierrez
For a Special Permit and / or a Variance for the construction of a twenty-two (22) by nine (9) foot deck addition and Hot Tub with an approximate water capacity of two hundred ninety-five (295) gallons.

2004 – 44 291 Eastern Avenue / Chelsea Creek Ltd. / Tri-State Signal Inc.
For an Appeal of the Building Inspector's determination for an Application for a Certificate of Occupancy seeking approval for the use of premises by Tri-State Signal, Inc. as an Electrical Contractor with storage of materials for Traffic Signal Installations including cables, signals, poles, etc. stored inside and approximately 40 vehicles operating from the site, and in the absence of an affirmative finding – concurrent consideration for a Special Permit, if and to the degree one is necessary.

2004 – 45

180 Everett Avenue / Dryco Cleaners / Washington Park Florist

For a Special Permit to allow for a Change in Use from Washington Park Florist, to a Dry Cleaning Plant d/b/a Dryco Cleaners.

III. Other Business

2004 – 01

141-145 Washington Avenue

Penn Properties LLC / Paul McMann, Manager

Modification to the approved project, Case No. 2004-01, where the permit holder is seeking to alter the approved plan to reuse the existing building, and instead proposes to demolish and construct a new building on the same foundation with similar dimensions.

IV. Communications

Plans and copies of filings may be viewed at the City Clerk's Office, City Hall, 500 Broadway, Chelsea, MA during regular business hours, 8 a.m. to 4 p.m. Monday, Wednesday and Thursday, 8 a.m. to 7 p.m. Tuesdays, and 8 a.m. to Noon on Fridays.